

**ZONING CHANGE REVIEW SHEET  
FOR TERRACE PUD**

**CASE:** C814-86-009.12

**PLANNING COMM. DATE:** December 9, 2008

**PROJECT NAME:** Terrace PUD (Revision 12)

**APPLICANT:** W&G Partnership, Ltd.  
& Desta Partnerships, Ltd.  
(Rodger Arend - 306-9093)

**AGENT:** Armbrust & Brown, LLP  
(Richard Suttle, Jr. - 435-2310)

**ADDRESS OF SITE:** 2300-3000 Via Fortuna

**COUNTY:** Travis

**AREA:** 109.25 acres

**WATERSHED:** Barton Creek (Recharge Zone)

**JURISDICTION:** Full

**NEIGHBORHOOD PLANNING AREA:** Barton Hills

**ZONING FROM:** PUD

**TO:** PUD and to amend the zoning/site plan and amend a public restrictive covenant.

**T.I.A.:** This site plan complies with the T.I.A. approved with the zoning case. Because of the changes of uses, there will be a reduction in the numbers of trips.

**PROPOSED DEVELOPMENT:**

The subject rezoning areas are the undeveloped tracts within the Terrace Planned Unit Development (PUD). A PUD zoning district approved under regulations applicable before December 15, 1988 is governed by the previous regulations and shall be identified on the zoning map as a PUD district. The PUD was originally submitted in 1985 and included a Land Use Element (site plan); the PUD was approved in 1987. The applicant is proposing to amend the PUD and associated zoning/site plan and restrictive covenant. The proposed revision includes removing 2 buildings (and change the ses from retail/restaurant to office) from Block 3, Lot 2 and Block B, Lots 1 & 2, and increasing the building on Block A, Lots 1 & 2 in size and height.

The proposed amendment to the restrictive covenant regards the requirement of dedication of Lot 1, Block G as parkland to the City or to some nonprofit entity acceptable to the City at the time of issuance of occupancy for Lot 2 of Block B (which is now proposed to be deleted). The applicant proposes amending this portion of the restrictive covenant to convey 39 acres in a conservation easement to Hill Country Conservancy.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed PUD amendment including the revised site plan and restrictive covenant with the following conditions:

1. Austin Energy Green Builder, minimum 2 star for the proposed buildings.
2. The area extending 100 feet into the site of Loop 360 right-of-way will be maintain and restored to the natural Hill Country character by complying with Austin Hill Country Roadway ordinance for this area.
3. An Integrated Pest Management Plan will be provided for the site.

4. Water quality capture volume will be 1" for all buildings.
  5. Staff recommends the building heights for the proposed buildings 3 & 4, be switched, due to the visual impact in the Hill Country Corridor. Building 3 would be approximately 100' and building 4 (which is set back further along the slope) would be approximately 120'.
- The applicant has agreed to the conditions 1-4.

**ENVIRONMENTAL BOARD ACTION:**

On December 3, 2008, the Environmental Board approved the proposed PUD amendment with staff conditions and two additional conditions. (5-0-2)

1. Provide to the EV Board a copy of the off-site 56 acres tract in Bear Creek
2. Complete the restrictive covenant with Barton Hill NA and/or convey the conservation easement to the Hill Country Conservancy.

**PLANNING COMMISSION ACTION:**

On December 9, 2008, the Planning Commission approved applicant request in the proposed PUD amendment with staff conditions #1-4. (8-0)

1. Austin Energy Green Builder, minimum 2 star for the proposed buildings.
2. The area extending 100 feet into the site of Loop 360 right-of-way will be maintain and restored to the natural Hill Country character by complying with Austin Hill Country Roadway ordinance for this area.
3. An Integrated Pest Management Plan will be provided for the site.
4. Water quality capture volume will be 1" for all buildings.

**DEPARTMENT COMMENTS:**

The applicant is proposing to amend a PUD and associated zoning/site plan and restrictive covenant. A PUD zoning district approved under regulations applicable before December 15, 1988 is governed by the previous regulations and shall be identified on the zoning map as a PUD district. The PUD was originally submitted in 1985 and included a Land Use Element (site plan); the PUD was approved in 1987. The PUD site plan layout consists of setbacks, impervious coverage, Floor-to-Area ratio (FAR), height, parking, buffer zones and undisturbed area. The current PUD site plan (shown as Exhibit 1) and the proposed amendment (Exhibit 2) includes removing 3 buildings/garages closest to Barton Creek/neighborhood, and retaining the square footage in the buildings closest to Loop 360 and Mopac.

This is accomplished by increasing the height (from approximately 2 stories/40'-108' to 100'-120') and square footage of the buildings closest to the highways. However, two of these buildings are located with the Hill Country Roadway Corridor. The increase in height would exceed the original PUD requirement of 60' in a HCRC, as well as current code height limitations of 53 feet in a high intensity zone (the garages will remain in compliance). The FAR on slopes allowable was .238 in the original PUD, and will now increase to approximately .344.

The applicant is requesting building 3 to be 120' (but would be allowed a height up to 138' for exception to heights such as parapets walls, mechanic equipments, etc.) and building 4 an absolute height of 100'. Staff is recommending the height of the proposed buildings 3 & 4 be switched to mitigate the visual impact with the Hill Country view corridor. Because of the proposed location of the building 3, which is 90' from the bluff, it is more visible from the Hill Country Roadway and its height would be exaggerated. The topography of building 3 is approximately 6 to 8 feet higher than Building 4, thus making the height difference between them approximately 45 feet (equivalent to a 3 story building). By relocating the height of building 3 to the building 4 site, the visual impact would be less intrusive from the Hill Country Roadway, which is 380' from the bluff line.

The updated values for this revision are presented below:

<b>Parameter</b>	<b>Original Approved PUD</b>	<b>Current Approved Plan</b>	<b>Revision 12</b>
Impervious Coverage (ac)	35.33	32.31	30.72 (28.12%)
Downstream Buffer (ac)	38.70	39.10	44.29 (45.50%)
Total Sq. Ft.	1,373,100	1,350,333	1,350,333
FAR for the site	.289	.284	.284
Undisturbed Area (ac)	64.10	61.08	66.015 (60.43%)

A traffic impact analysis was done for this development. Development of this property is limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic relate characteristics. A TIA addendum was done in 2006 to change the land uses. In the proposed Revision #12, the buildings will be office use only and delete restaurant (high-turnover) and retail uses for a decrease in trip generation and are within the established limits. Access will be from Mopac Expressway only.

The applicant has agreed the new buildings will be either Silver LEED or Austin Energy Green Builder, a minimum of 2 star rating (staff recommends compliance with Austin Energy Green Building rating). Also, the site plan was revised to maintain the 100 ft. Hill Country buffer from the property line along Loop 360. The applicant has also agreed to provide an Integrated Pest Management Plan for pollution prevention and source control of pesticides and herbicides for the remaining undeveloped tracts.

Per the original PUD Ordinance, the site is required to provide water quality control by capturing ½" of runoff and treating it via sedimentation/filtration ponds. Since the PUD approval, the applicant has agreed to a more extensive water quality plan to meet Federal (Fish & Wildlife) and Texas Commission on Environmental Quality requirements. As part of negotiations with Fish and Wildlife, the owner agreed to purchase the development rights on a 56 acre tract in the Bear Creek watershed to help reduce the effective impervious coverage of the Terrace PUD. Per the agreement with Fish and Wildlife, a retention/irrigation system providing for ¾" to 1" capture volume was required. The applicant has agreed to increase the capture volume for Buildings 3 & 4 from ¾" to 1". This will exceed the City's original PUD requirements and Fish & Wildlife/TCEQ requirements.

Per the restrictive covenant recorded with the original PUD, at the time of issuance of certificate of occupancy by the City for buildings located on Lot 2 of Block B, the owner was required to dedicate Lot 1 of Block G as parkland to the City or to some nonprofit entity acceptable to the City. The applicant proposes amending this portion of the restrictive covenant. The Parks Department has agreed that in lieu of dedication of parkland of Lot 1, Block G, this lot will be included in a conservation easement to be conveyed to the Hill Country Conservancy within 30 days of the final approval of the revision by the City. The conservation easement (approximately 39.40 acres – see Exhibit 3) will include more acreage than originally planned to be dedicated, 11 acres. There will be no allocation of impervious cover or FAR to the easement at this time. The applicant has paid parkland fees for the existing apartments.

**CASE MANAGER:** Sue Welch  
[Sue.Welch@ci.austin.tx.us](mailto:Sue.Welch@ci.austin.tx.us)

**PHONE:** 974-3294

**EXHIBITS TO THE STAFF REPORT:**

- Exhibit 1: Current approved site plan with building layouts
- Exhibit 2: Proposed revision of site plan building layouts
- Exhibit 3: Proposed conservation easement
- Exhibit 4: Copy of the revised PUD site plan pages
- Exhibit 5-7: Hill Country Corridor, Slope Map, Aerial View from applicant

**ISSUES:**

Per the restrictive covenant the applicant is required to notify the Barton Hill Neighborhood Association of any proposed revisions to the PUD. The BHNA has agreed to the conceptual approval of the revision, but would like to have a formalized written agreement or private restrictive covenant with the applicant to memorialize the conveyance of the conservation easement.

Palisades Neighborhood Association is in support of the proposed amendment, but will be requesting the Texas Department of Transportation review the speed limit and a possible stop light along the frontage road of Mopac.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
Site	PUD-NP	Undeveloped, Office/Apartments
North	ROW	Mopac Expressway
South	SF-3/ROW	Barton Creek Park/Loop 360
East	PUD/SF-3	Parkland/Single family residence
West	ROW	Mopac Expressway

**NEIGHBORHOOD ORGANIZATION:**

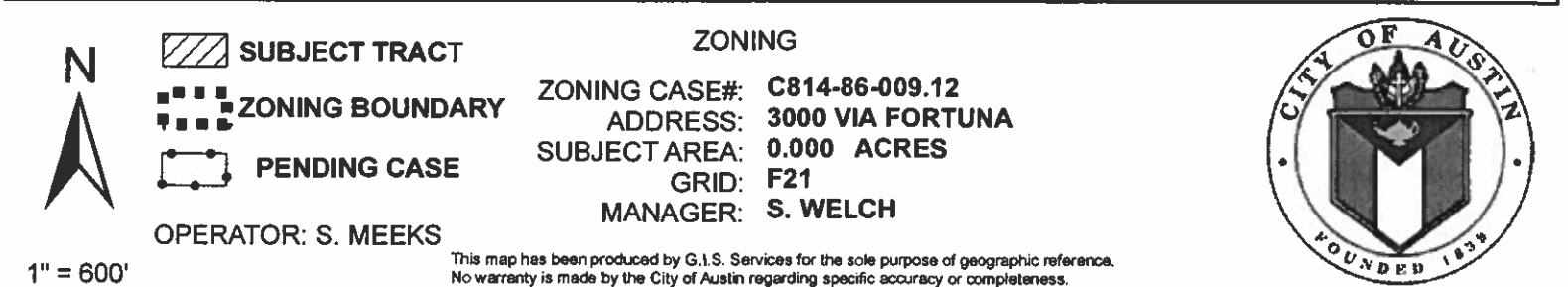
- 007- Barton Hills-Horseshoe Bend NA
- 384 – Save Barton Creek Association
- 392 – South Bee Cave Woods Neighborhood Assn.
- 428 – Barton Springs/Edwards Aquifer Conservation District
- 406- Treemont Homeowners Assn., Inc.
- 498 – South Central Coalition
- 511 – Austin Neighborhood Council
- 605 – City of Rollingwood
- 742 – AISD
- 786- Home Builders Association of Greater Austin
- 943 – Save Our Springs Alliance
- 1037 – Homeless Neighborhood Assn.
- 1075 – League of Bicycling Voters
- Palisades on Barton Creek Homeowner's Association

**ABUTTING STREETS:**

<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
Mopac Expy.	varies'	45' for service rd.	Highway

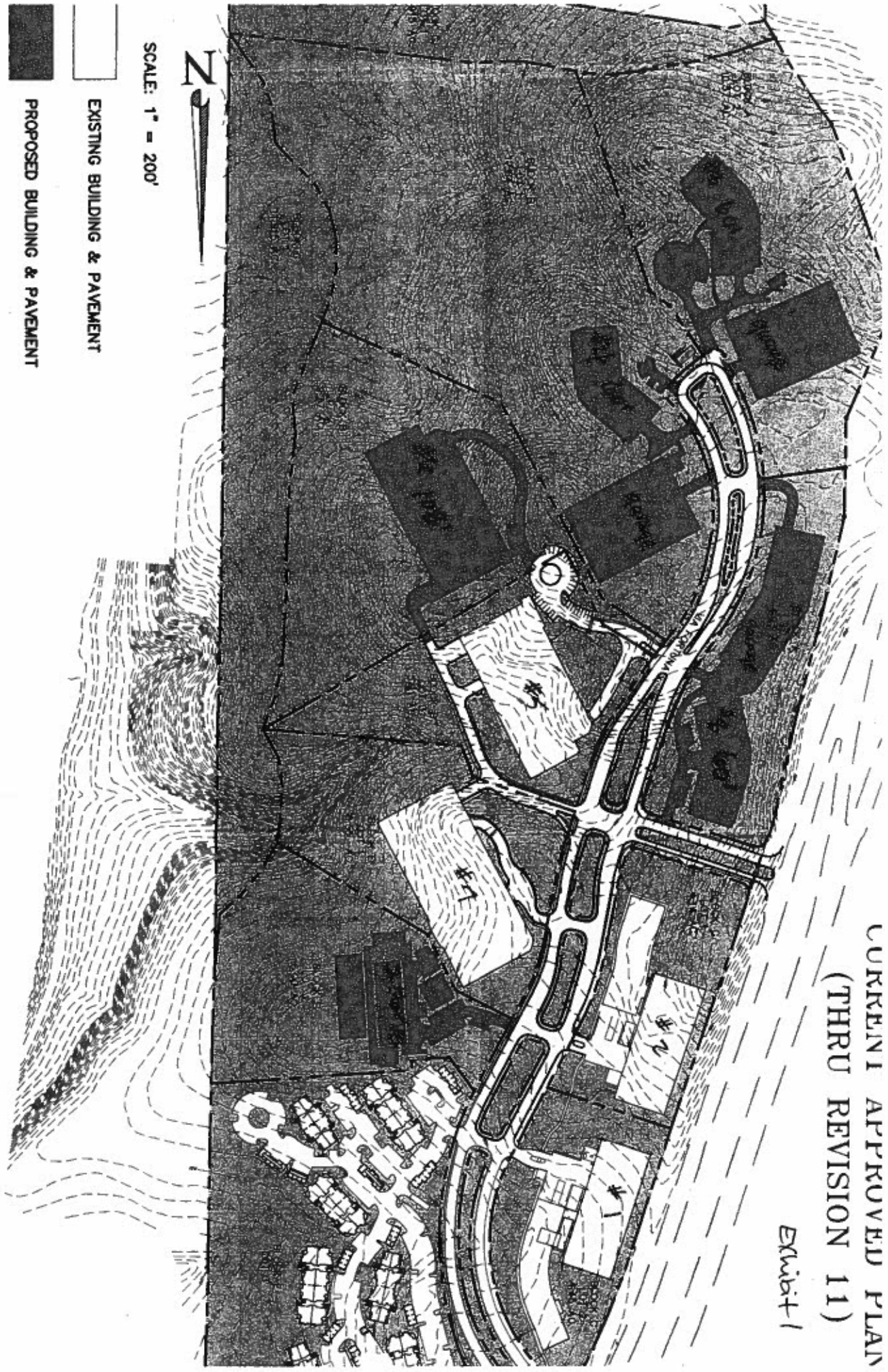
**CITY COUNCIL DATE:** December 18, 2008      **ACTION:** .

**ORDINANCE READINGS:****ORDINANCE NUMBER:**



CURRENT APPROVED PLAN  
(THRU REVISION 11)

Exhibit 1



SCALE: 1" = 200'



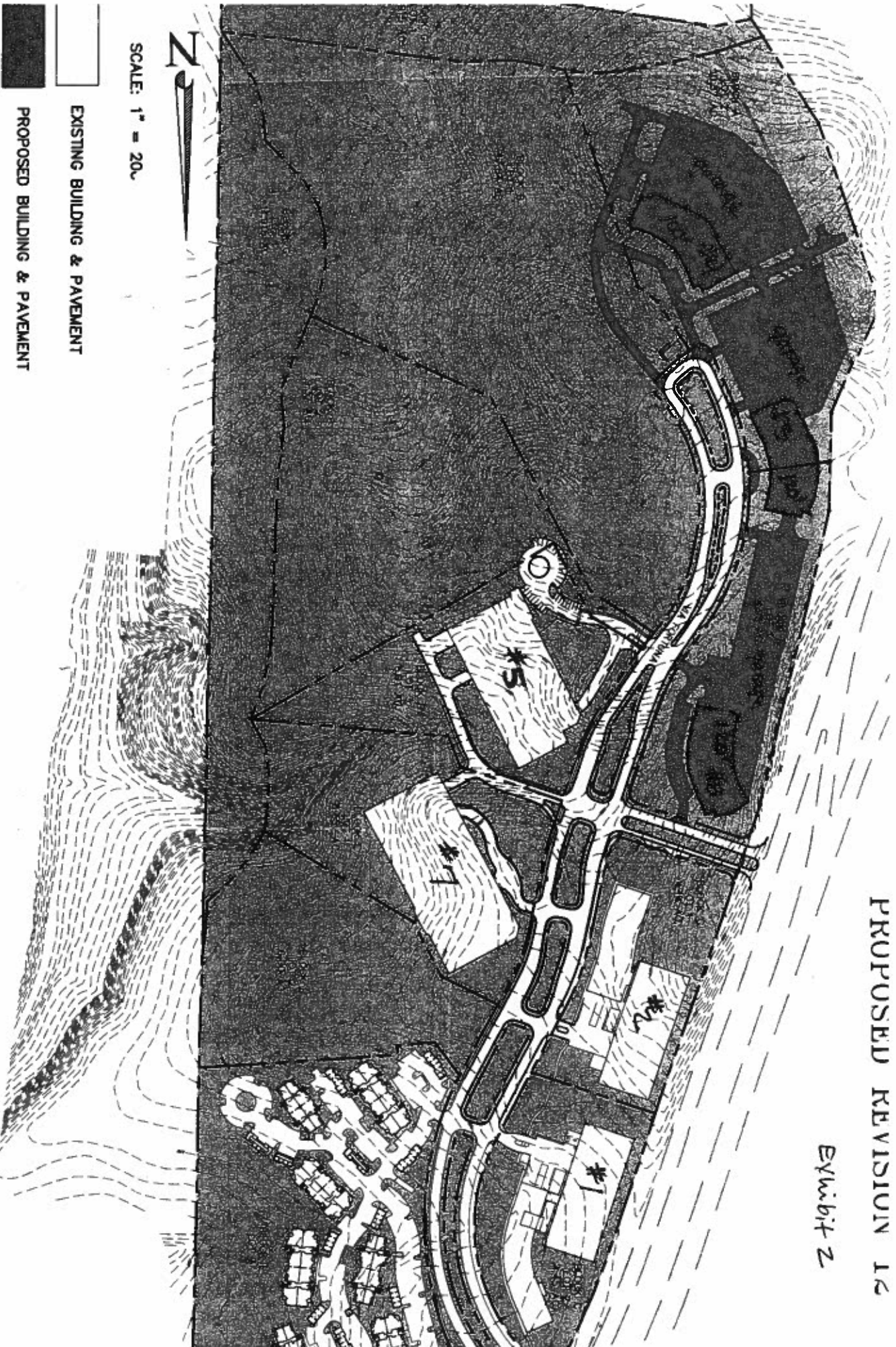
EXISTING BUILDING & PAVEMENT

PROPOSED BUILDING & PAVEMENT



PROPOSED REVISION 1c

Exhibit 2



SCALE: 1" = 20'

EXISTING BUILDING & PAVEMENT

PROPOSED BUILDING & PAVEMENT



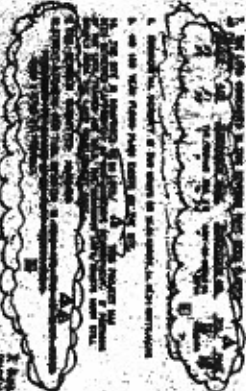


# THE TERRACE PUD

REVISION

**THE TERRACE PUD**  
**REVISION**  
 PROJECT NO. 100-100-0000  
 SHEET NO. 100-100-0000  
 DATE: 10/1/00  
 BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 TITLE: [Title]  
 FIRM: [Firm Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 STATE: [State]  
 ZIP: [ZIP]

**REVISION**  
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 SHEET NO. 100-100-0000  
 DATE: 10/1/00  
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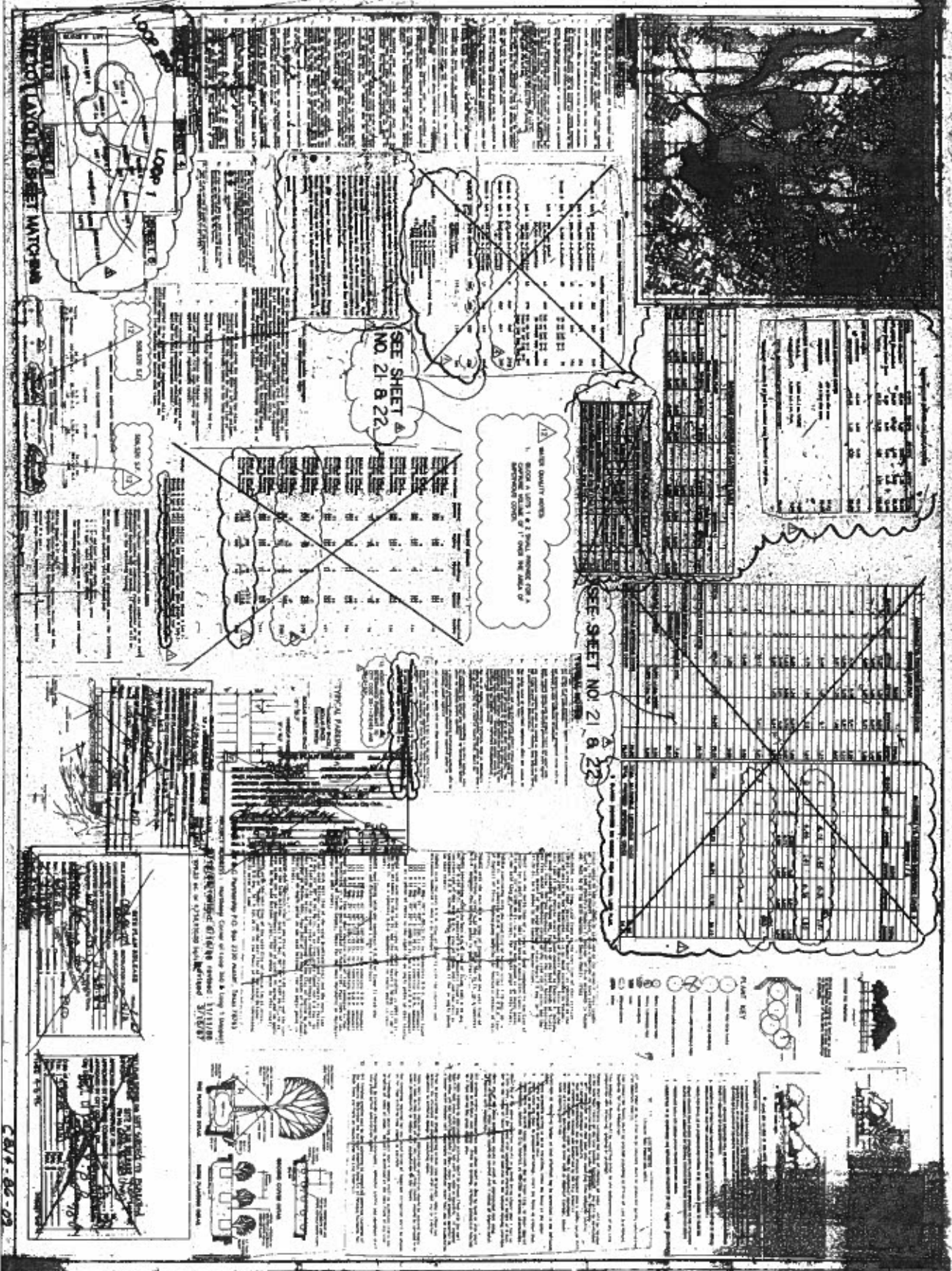
- REVISION**
1. COVER SHEET
  2. GENERAL NOTES
  3. SITE PLAN SHEET 2 OF 6
  4. SITE PLAN SHEET 3 OF 6
  5. SITE PLAN SHEET 4 OF 6
  6. SITE PLAN SHEET 5 OF 6
  7. SITE PLAN SHEET 6 OF 6
  8. TABLES (ORIGINAL, REVISION #1 & #2)
  9. TABLES (REVISION #3 & #4)
  10. TABLES (CORRECTION #5 & #6)
  11. TABLES (REVISION #7 & #8)
  12. TABLES (REVISION #9 & #10)
  13. TABLES (REVISION #11 & #12)
  14. TABLES (REVISION #13 & #14)
  15. TABLES (REVISION #15 & #16)

A	REVISION #1	10/1/00
B	REVISION #2	10/1/00
C	REVISION #3	10/1/00
D	REVISION #4	10/1/00
E	REVISION #5	10/1/00
F	REVISION #6	10/1/00
G	REVISION #7	10/1/00
H	REVISION #8	10/1/00
I	REVISION #9	10/1/00
J	REVISION #10	10/1/00
K	REVISION #11	10/1/00
L	REVISION #12	10/1/00
M	REVISION #13	10/1/00
N	REVISION #14	10/1/00
O	REVISION #15	10/1/00
P	REVISION #16	10/1/00

1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN SHEET 2 OF 6
4	SITE PLAN SHEET 3 OF 6
5	SITE PLAN SHEET 4 OF 6
6	SITE PLAN SHEET 5 OF 6
7	SITE PLAN SHEET 6 OF 6
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12	TABLES (REVISION #9 & #10)
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14	TABLES (REVISION #13 & #14)
15	TABLES (REVISION #15 & #16)

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14	TABLES (REVISION #13 & #14)
15	TABLES (REVISION #15 & #16)

Exhibit #4



201-86-03

The Terrace

LANDCORK

ESPEY, HUSTON & ASSOCIATES, INC.  
 Quantity & Engineering Services  
 10000 N. Loop West, Suite 200  
 Houston, Texas 77040

URBAN PLANNING

ESPEY, HUSTON & ASSOCIATES, INC.  
 Quantity & Engineering Services  
 10000 N. Loop West, Suite 200  
 Houston, Texas 77040





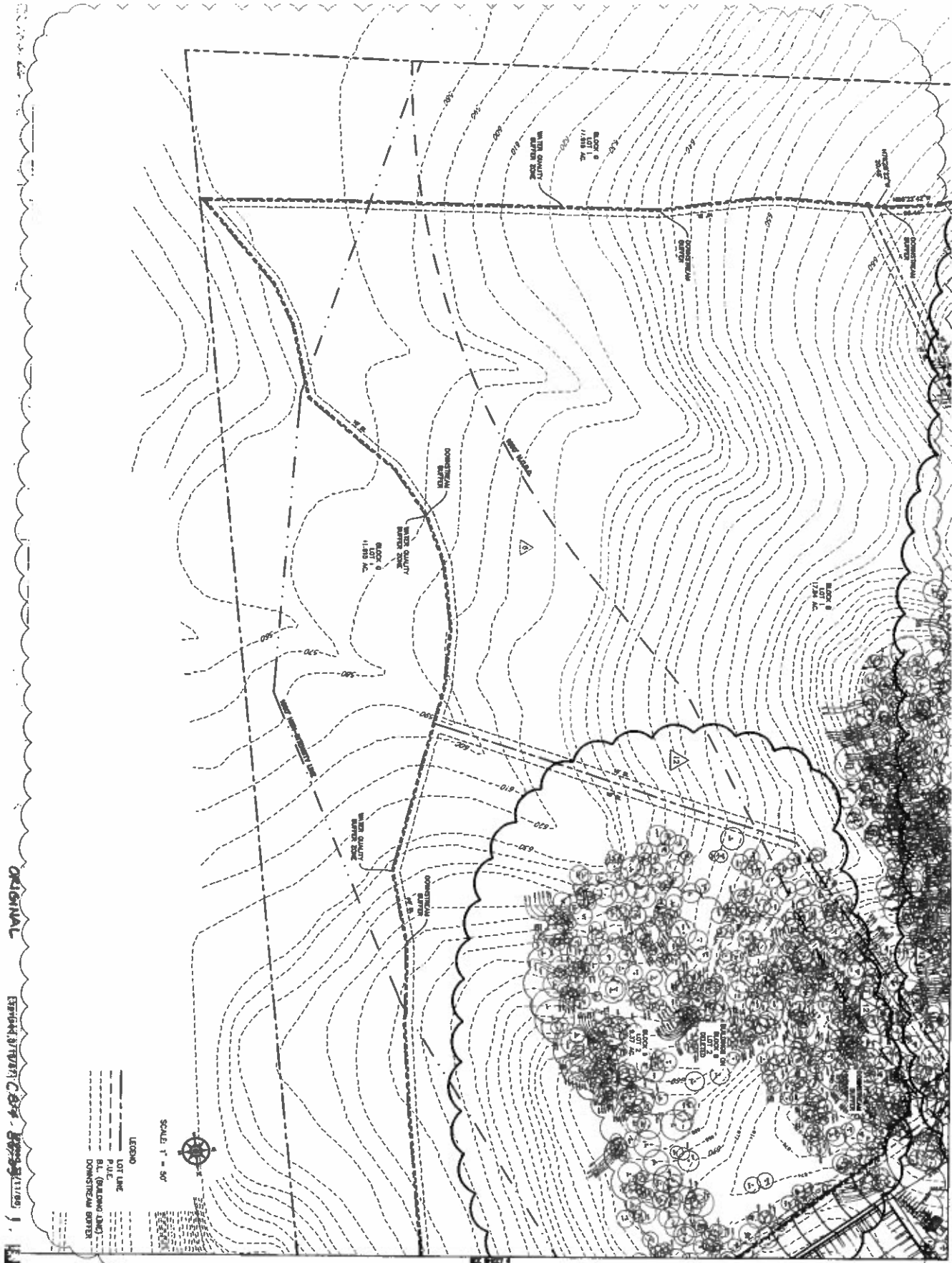
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3 OF 14

**The Terrace**

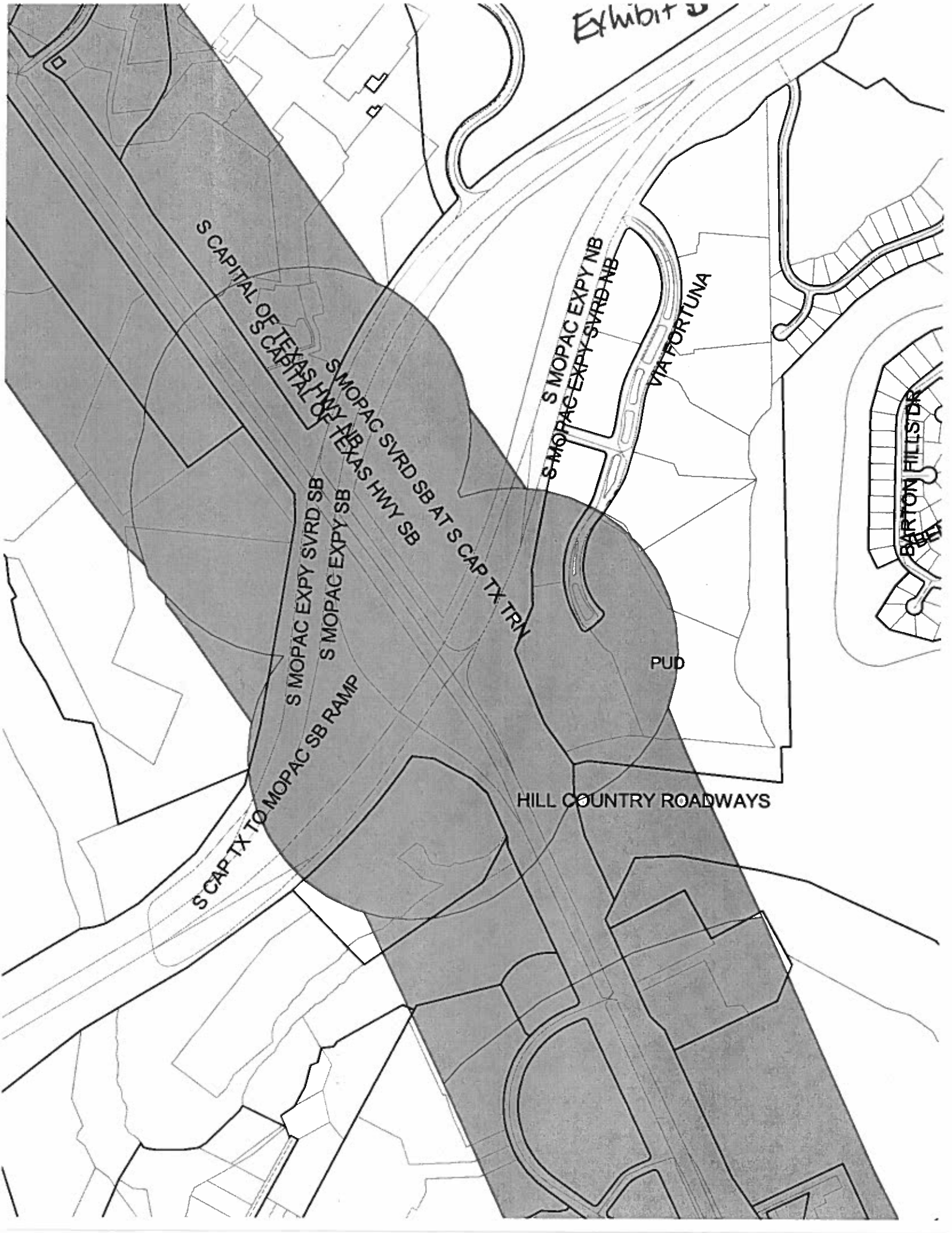
<b>LANDCORP</b> URBAN PLANNING INCORPORATED 10000 W. 10th Ave., Suite 100 Denver, CO 80202 (303) 755-1000		MICHAEL BAKER CORP., AIA 10000 W. 10th Ave., Suite 100 Denver, CO 80202 (303) 755-1000
<b>ESPEY, HUSTON &amp; ASSOCIATES, INC.</b> Engineering & Environmental Consultants 10000 W. 10th Ave., Suite 100 Denver, CO 80202 (303) 755-1000		Richard Fitzgerald & Partners 10000 W. 10th Ave., Suite 100 Denver, CO 80202 (303) 755-1000



ORIGINAL  
 EXHIBIT A, HUSTON & ASSOCIATES, INC.

<p><b>The Terrace</b></p>	<p><b>LANDCORP</b></p> <p>ESPEY, HUSTON &amp; ASSOCIATES, INC.        Engineering &amp; Environmental Consultants        1000 CHURCH ST. SUITE 1000        HOUSTON, TEXAS 77002</p>	<p><b>URBAN PLANNING INCORPORATED</b></p> <p>Richard H. Hargrett &amp; Partners        Vice President        1000 CHURCH ST. SUITE 1000        HOUSTON, TEXAS 77002</p>	<p><b>MILSBAY CIVIL, AIA</b></p> <p>1000 CHURCH ST. SUITE 1000        HOUSTON, TEXAS 77002</p>
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Exhibit 3



S CAPITAL OF TEXAS HWY NB

S MOPAC SVRD SB AT S CAP TX TRN

S MOPAC EXPY NB  
S MOPAC EXPY SVRD NB

VIA FORTUNA

S MOPAC EXPY SVRD SB  
S MOPAC EXPY SB  
S MOPAC SB RAMP

S CAP TX TO MOPAC SB RAMP

PUD

HILL COUNTRY ROADWAYS

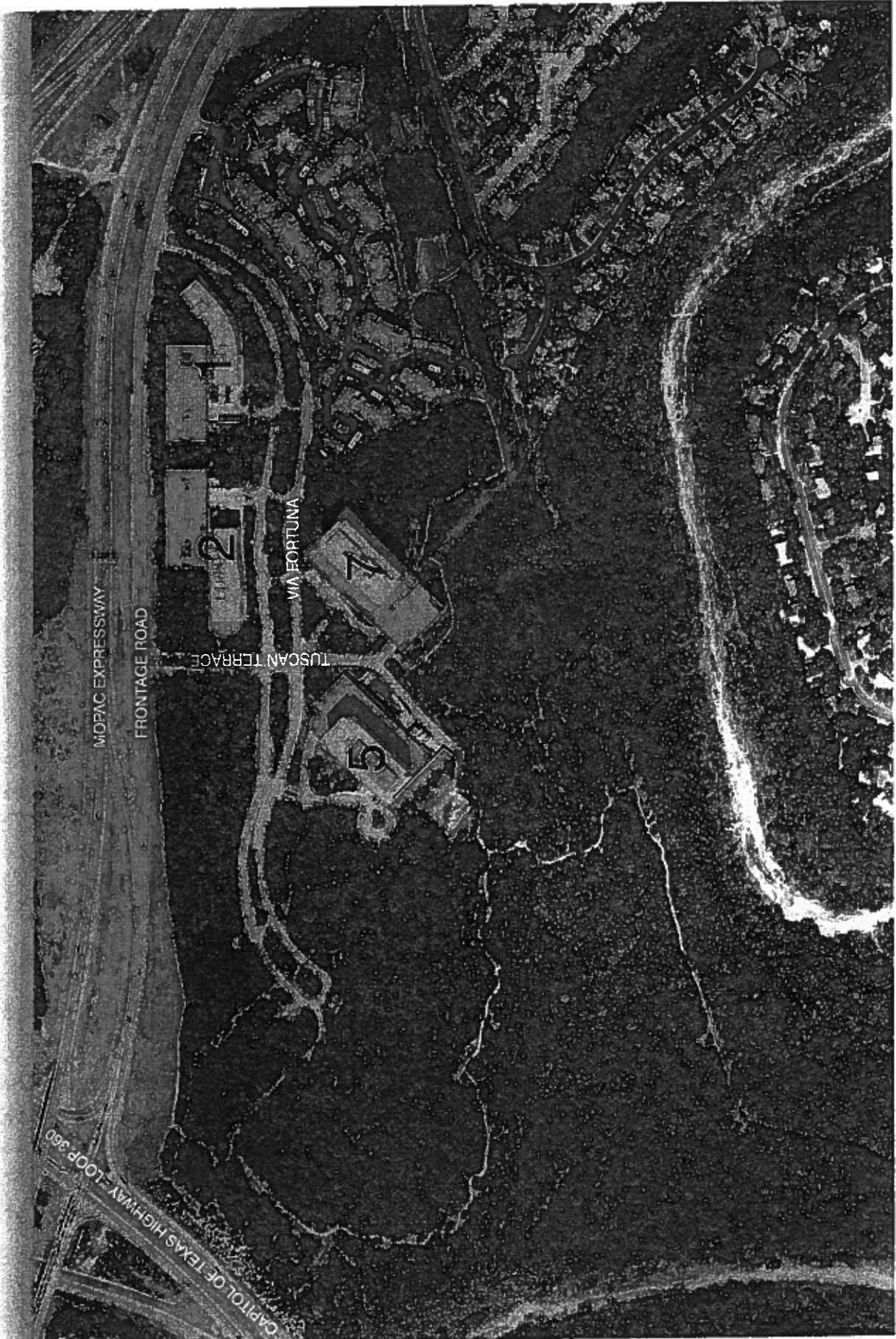
BARTON HILLS DR





Dr. #r

MASTERPLAN: EXISTING

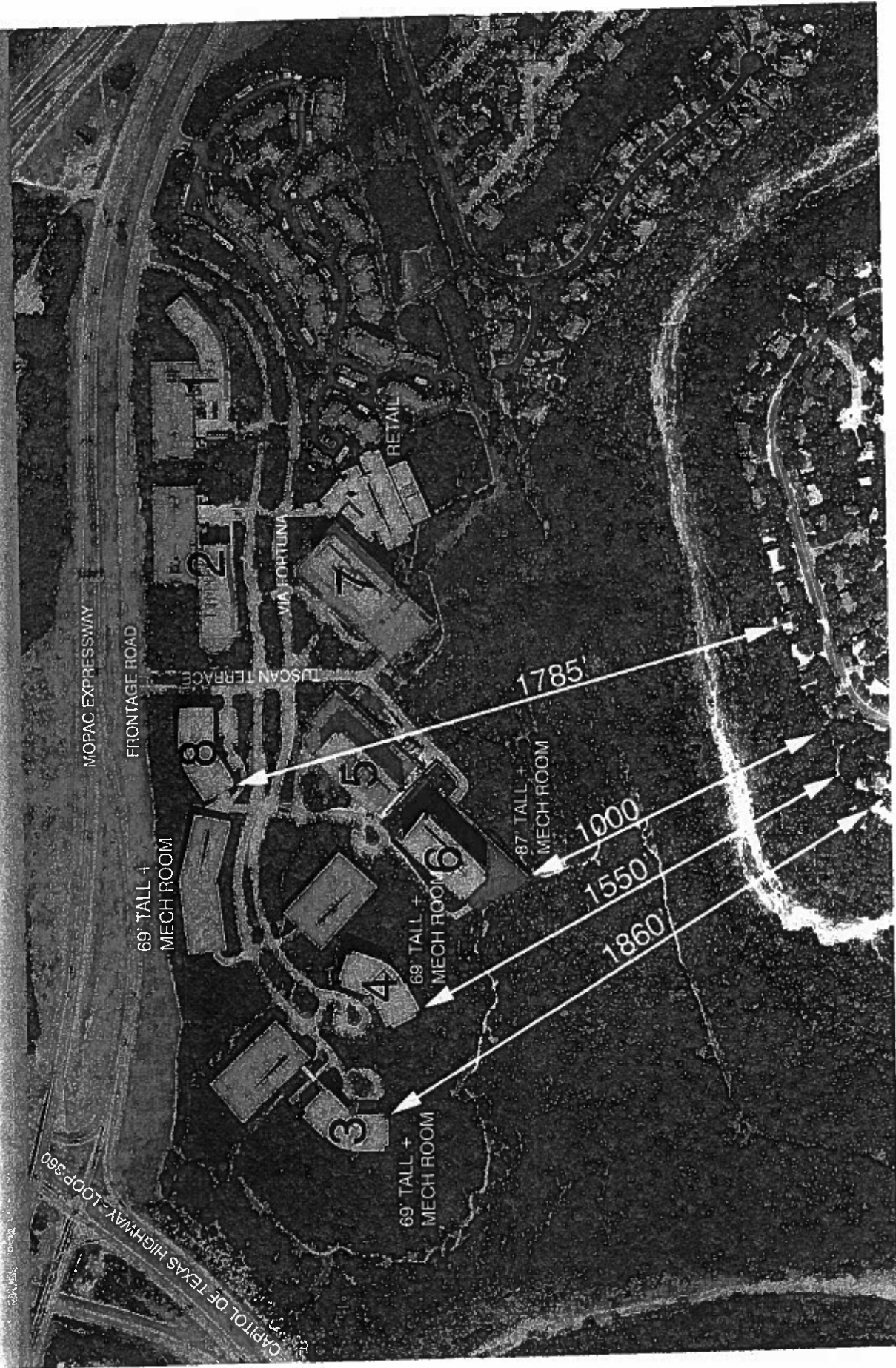


THE TERRACE HKS

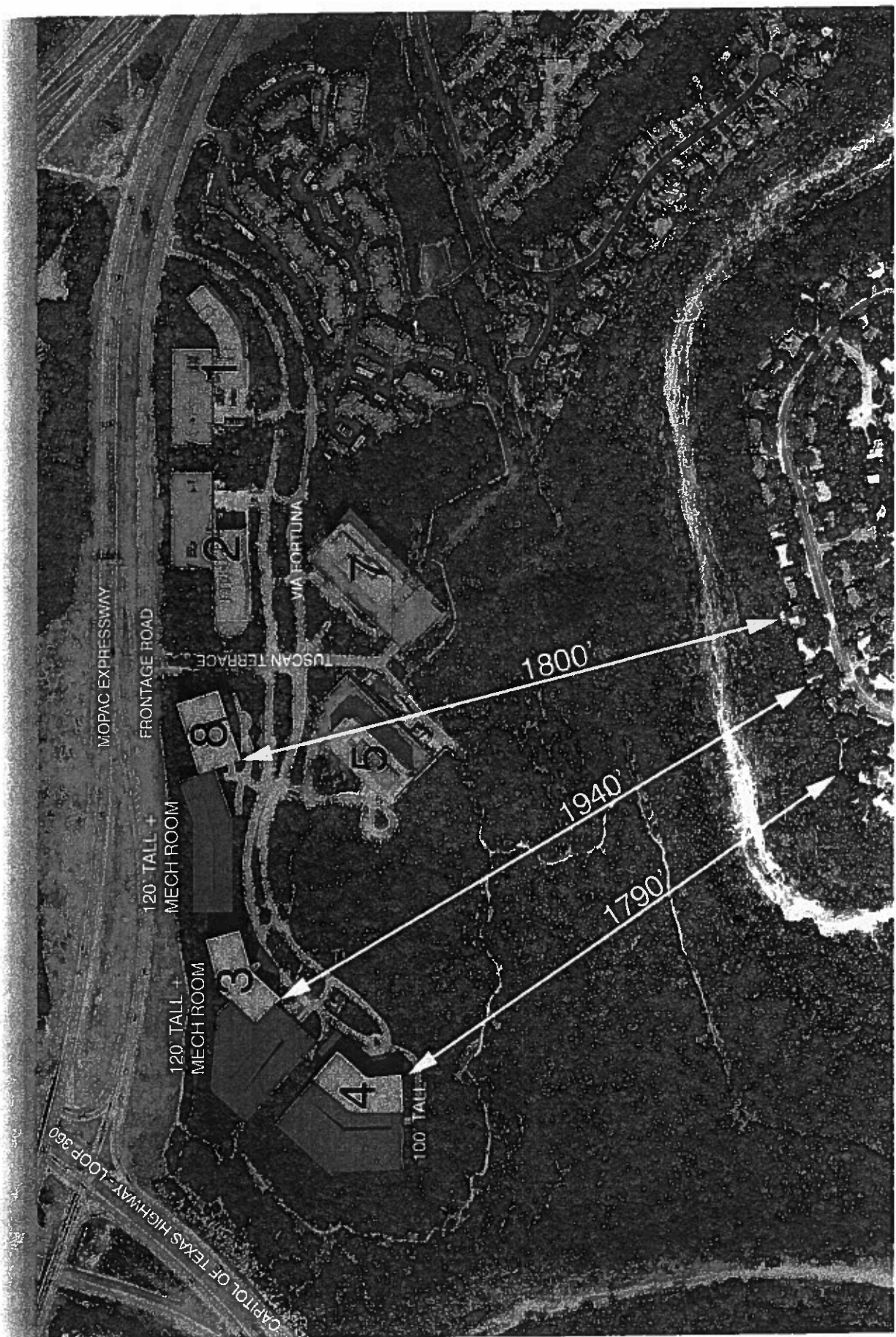
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Existing





MASTER PLAN: MODIFIED PROPOSAL

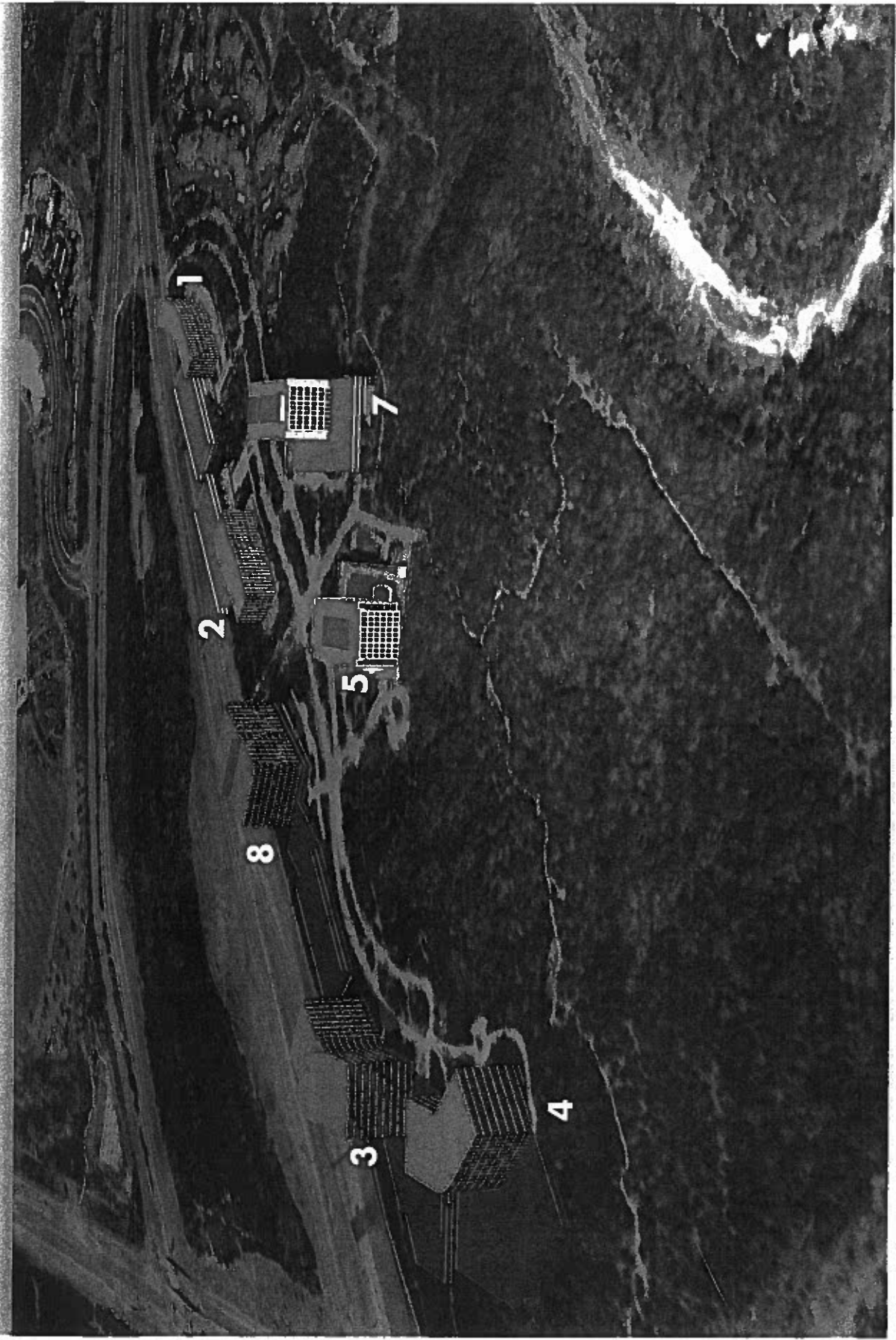


THE TERRACE HKS

APP PROP MOD DISTANCE 1b 1d 2b 2d 3a 3c 4a 4c 5a 5c 6a 6c

proposed

EX. 17



THE TERRACE **HKS**

APP PROP MOD DISTANCE 1b 1d 2b 2d 3a 3c 4a 4c 5a 5c 6a 6c